

WARREN COUNTY BOARD OF SUPERVISORS

COMMITTEE: PLANNING & COMMUNITY DEVELOPMENT

DATE: APRIL 26, 2010

COMMITTEE MEMBERS PRESENT:

SUPERVISORS TAYLOR
CONOVER
SOKOL
McCOY
McDEVITT

COMMITTEE MEMBERS ABSENT:

SUPERVISORS PITKIN
MERLINO

OTHERS PRESENT:

REPRESENTING ECONOMIC DEVELOPMENT CORPORATION:

LEONARD FOSBROOK, PRESIDENT

JOHN WHEATLEY, PROJECT MANAGER, QUEENSBURY
INDUSTRIAL PARK

REPRESENTING PLANNING & COMMUNITY DEVELOPMENT:

PATRICIA TATICH, DIRECTOR

WAYNE LAMOTHE, ASSISTANT DIRECTOR

FREDERICK MONROE, CHAIRMAN

JOANN MCKINSTRY, DEPUTY COMMISSIONER OF ADMINISTRATIVE
& FISCAL SERVICES

JOAN SADY, CLERK OF THE BOARD

KEVIN GERAGHTY, BUDGET OFFICER

SUPERVISORS STEC

STRAINER

THOMAS

DON LEHMAN, *THE POST STAR*

THOM RANDALL, *THE ADIRONDACK JOURNAL*

CHARLENE DiRESTA, SR. LEGISLATIVE OFFICE SPECIALIST

Mr. Taylor called the meeting of the Planning & Community Development Committee to order at 9:32 a.m.

Motion was made by Mr. McCoy, seconded by Mr. Sokol and carried unanimously to approve the minutes of the previous Committee meeting, subject to correction by the Clerk of the Board.

Privilege of the floor was extended to Leonard Fosbrook, President of the Economic Development Corporation (EDC), who distributed copies of the agenda to the Committee members; a copy of the agenda is on file with the minutes.

Mr. Fosbrook stated the EDC Annual Luncheon had been held on April 22, 2010 at the Great Escape Lodge and had generated 230 attendees and 19 sponsors. He apprised the keynote speaker had been Rick Whitney, President and Chief Executive Officer of M+W U.S., Inc., the company that was the designer and general contractor for the GlobalFoundries chip fab in Malta, New York. He noted the first EDC Annual Luncheon had been approximately eight years ago and had generated approximately 30 attendees but now the event sold out every year. He reported at this year's Luncheon Mr. Whitney had presented a plethora of valuable information to the attendees.

Mr. Geraghty asked if any companies had shown an interest in relocating to the area due to the proximity of GlobalFoundries. Mr. Fosbrook responded in the negative but pointed out several supply chain companies had attended a day long seminar that was hosted by

GlobalFoundries in order to solicit potential suppliers. He noted the chip fab would most likely be open for a year or two before inquiries from other companies were received.

Mr. Conover said Mr. Whitney's comments on shovel ready sites had validated previous statements made by Mr. Fosbrook. Mr. Fosbrook pointed out the EDC had applied for a grant from National Grid that would allow them to take a 20,000 square foot site through the building permit stage. Mr. Taylor asked how Warren County compared to the competition, as far as shovel ready sites and Mr. Fosbrook responded other than Luther Forest in Saratoga County, there were not many shovel ready sites available. Brief discussion ensued.

Chairman Monroe stated the application for Federal Economic Stimulus Funding for the Broadband Initiative was a good step forward for Warren County and advised that Peter Wohl, Director of Empire State Development, was supporting the project. Mr. Fosbrook responded that Mark Luciano of Congressman Murphy's Office was also supporting the application. Chairman Monroe apprised Congressman Murphy viewed the application as a priority economic development project.

Mr. McCoy questioned if ACC (Adirondack Community College) was including curriculum to train for positions at GlobalFoundries. Mr. Fosbrook responded there was a group of community colleges that included ACC and HVCC (Hudson Valley Community College) who were working together to offer the necessary degree programs. He noted HVCC was the primary school for the training as they were more of a technical college and were geographically closer to the chip fab. He advised the CEG (Center for Economic Growth) had taken the initiative with job training and workforce development and were working with all of the schools and WIB's (Workforce Investment Boards). Mr. Fosbrook noted a two year degree with strong math and science skills was necessary to obtain a position and GlobalFoundries would train employees that qualified. Brief discussion ensued.

Mr. McDevitt entered the meeting at 9:46 a.m.

Privilege of the floor was extended to Patricia Tatich, Director of the Planning & Community Development Department, who distributed the agenda to the Committee members; a copy of the agenda is on file with the minutes.

Ms. Tatich stated Mr. Stec had recommended a person for appointment to the Warren County Planning Board. She advised they were still awaiting confirmation that the person in question was willing to serve on the Planning Board, but she was requesting a resolution of appointment pending his acceptance.

Motion was made by Mr. McCoy, seconded by Mr. Conover and carried unanimously to authorize the appointment of a representative from the Town of Queensbury to the Warren County Planning Board pending acceptance. *The necessary resolution was authorized for the May 21, 2010 Board meeting.*

Ms. Tatich apprised they had been working with the County Attorney's Office to research Municipal Law Section 239 to determine the possible elimination of area and use variances referrals that were currently handled by the Warren County Planning Board. She mentioned most of the referrals to the Warren County Planning Board which were deemed to have no

County impact were area and use variances. She advised they were continuing to research the possibility of eliminating the area and use variance referrals which would be a cost savings to the applicants who usually appeared before the Warren County Planning Board with an attorney present. She apprised the County Attorney had recommended a letter be sent to the Town Supervisors to inform them of the desire to eliminate the area and use variance referrals from the scope of the Warren County Planning Board. She noted the Warren County Planning Board had been created by resolution, not local law and the Board had their own bylaws. She said they anticipated resolving this matter in the next couple of months. Mr. Taylor mentioned there had been discussion pertaining to Planning & Community Development Department staff reviewing the referrals to determine which would be forwarded to the Warren County Planning Board. Ms. Tatich responded there was no legal mechanism in place that would allow the Department staff to determine which referrals were forwarded.

Mr. McDevitt voiced his displeasure with the City of Glens Falls Zoning Board in denying a use variance submitted by a constituent for a property on Ridge Street, which was located near the Fire Station, a drug store and an insurance agency. He explained the constituent wanted to use the property as a retail store and he thought the use variance should have been approved as the area was a semi-commercial zone. He stated by statute the City Zoning Board was required to have seven members but only had five members. He added four votes were required for majority and the issue had only received three votes. Mr. Taylor noted the issue in question was an issue for the City of Glens Falls and Mr. McDevitt agreed and said he wanted to publicly express his displeasure with the City Zoning Board. Ms. Tatich said the issue had come before the Warren County Planning Board and had been recommended for approval. She stated the area was zoned as a multi-family and commercial zone and she had recommended the zone be changed to a cultural professional zone. Discussion ensued.

Ms. Tatich apprised a grant award of \$120,000 from the Affordable Housing Corporation (AHC) had been received in November and at the previous Committee meeting there had been discussion pertaining to the possibility of returning the funding due to difficulty in meeting the criteria of the award. She added the application, under the HOME Program was for new construction of three homes but the award did not include any administrative funds. She recommended the award be returned as soon as possible in order to maintain a positive relationship with the AHC. Ms. Tatich stated the Department could not meet the criteria listed in the award letter which indicated the clients needed to be identified prior to signing the contract and they had been unable to identify clients thus far.

Mr. McCoy asked if the only issue was a lack of identified clients and Ms. Tatich responded affirmatively and added there was also documentation that needed to be completed prior to the signing of the contract. Wayne LaMothe, Assistant Director of the Planning & Community Development Department, stated the award was for new construction projects. Mr. McCoy voiced his opinion that the County should be able to find three clients who wanted to construct new houses. Mr. Sokol asked if returning the award would jeopardize future funding from the AHC. Mr. LaMothe responded the last time the County received funding from the AHC was in 1986. Mr. McCoy stated he was opposed to returning the funding. Mr. Taylor asked if the funding could be transferred to an individual Town and Ms. Tatich replied in the negative and added she had inquired if it was possible to transfer the award to another not-for-profit organization and was told it was not. She stated if the Committee wanted to retain the funding, she would assign Marty Fitzgerald, Housing Cost Coordinator for the Planning & Community

Development Department, as the point person for the projects.

Following further discussion on the issue it was the consensus of the Committee to retain the funding from the AHC and to forward the criteria for the award to the Town Supervisors so they could assist with the selection of potential clients.

Ms. Tatich stated the Department had submitted an application to the Housing Trust Fund Corporation for a Small Cities Community Development Block Grant in the amount of \$575,591 for the installation of a sprinkler system at Westmount Health Facility. She said she had met with Barbara Taggart, Administrator of Westmount Health Facility, who had been helpful in providing the details of the project. She explained they had expanded the concept into a Gurney Lane Reuse Plan that identified opportunities for the former DSS (Department of Social Services) Building, as well. She advised the former DSS Building had architectural and landscaping materials which could be reused at other locations. She suggested the materials be retained unless the demolition contractor was given rights to them. Mr. LaMothe explained the County Attorney was looking into a matter that could become an issue at a later date, as it was determined that Westmount Health Facility was listed as the owner on the RPS4 (assessors rolls) for the property, as opposed to Warren County. Ms. Tatich displayed the 2008 Aerial Imagery of the Gurney Lane Property for the Committee members.

Ms. Tatich reported the Department had assisted the Town of Johnsburg in editing and packaging their application for construction of an EMS (Emergency Medical Services) Building. Mr. LaMothe announced that Pam Morin would begin working that day as the First Wilderness Heritage Corridor Event Facilitator/Technical Assistance Provider and would work 12 to 16 hours per week. He added the position was funded 100% through the Local Waterfront Revitalization Program grant. Mr. Sokol questioned the expectations of the position and Mr. LaMothe responded they had developed a job description which included a list of minimum requirements that Ms. Morin would need to meet. Mr. LaMothe added they had received funding to retain the position for three years and the position would be eliminated if the funding was not continued.

Ms. Tatich apprised on April 7, 2009 the Planning & Community Development Department had undergone a monitoring visit from the New York State Office of Community Renewal and the Comprehensive Monitoring Report from that visit was received on March 29, 2010. She advised they were submitting the necessary paperwork and making the necessary changes as a result of the Report.

Ms. Tatich stated the County had received a request from Congressman Murphy's Office on County-wide information pertaining to gaps in cell phone service and Chairman Monroe had contacted her regarding the best way to gather the requested information. She said she was gathering information on cell tower locations and cell phone coverage for the County. She advised input from Town Supervisors as to where there was a lack of coverage in their individual Towns would be helpful. She added they would develop a map to forward to Congressman Murphy's Office that incorporated the information that was gathered. Chairman Monroe reported the APA (Adirondack Park Agency) had a map on their website of all the

approved and pending cell towers which could be useful. Mr. LaMothe suggested the Patrol Officers from the Sheriff's Department be contacted to determine which locations lacked cell phone coverage. He added that because Patrol Officers traveled throughout the County they would have the best knowledge.

Ms. Tatich apprised Warren County had a 65% return rate for the 2010 Census; New York State had a 67% return rate; and the national return rate was 72%. She said the Town of Queensbury had the highest return rate in the County, at 79%.

Ms. Tatich stated there would be a meeting held in Conference Room 6-103 in the Warren County Municipal Center on April 27, 2010 with the New York State Division of Housing & Community Renewal who would meet jointly with housing professionals from Warren and Washington Counties to discuss workforce housing. She added the meeting was by invitation only and would be held from 10:00 a.m. to 12:00 p.m.

Mr. LaMothe reported they had been tracking the visits to the Spatial Data Viewer on the Warren County website and since February 1, 2010 there had been 11,991 visits.

Mr. Taylor stated there was a meeting scheduled at ACC for the business community on April 27, 2010 at 8:00 a.m. to hold a discussion on ways to increase sales within Warren County.

There being no further business to come before the Planning & Community Development Committee, on motion by Mr. Sokol and seconded by Mr. Conover, Mr. Taylor adjourned the meeting at 10:33 a.m.

Respectfully submitted,
Charlene DiResta, Sr. Legislative Office Specialist